

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP/(954) 797-1101

SUBJECT: Site Plan Amendments to Report Conditions

TITLE OF AGENDA ITEM: SP 6-3-01 Potter Park Community Center and Gymnasium/Amendment to report conditions

REPORT IN BRIEF: Condition No. 2 in the approved Site Plan Planning Report calls for notice to be sent to residences and businesses within a 1/2 mile radius relative to SW 44th Court. This is an excessive notice requiring over 1000 notices and the Town seeks to amend the condition to the standard five hundred (500) feet required for other applications.

PREVIOUS ACTIONS: Town Council approved the Site Plan for Potter Park Community Center and Gymnasium on August 15, 2001 subject to the conditions specified in the Planning Report.

CONCURRENCES: N/A

FISCAL IMPACT: Yes

Has request been budgeted? No. This request would add \$ 300.00 posting costs plus numerous staff hours to address potential questions.

RECOMMENDATION(S): Motion to amend condition No. 2 in the Staff Report relative to SP 6-3-01 to read as follows:

2. At least 60 days prior to the initiation of construction activities, notice shall be sent to residences and businesses within 1/2-mile-radius five hundred (500) feet of the exterior boundary of the property to explain that the Town is going to make Southwest 44th Court a one way street in order to construct the improved Potter Park.

Attachment(s): Staff report, Landuse map, Subject site, Aerial

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

Owner/Agent:

Name: Town of Davie
Address: 6591 Orange Drive
City: Davie, FL 33314
Phone: (954)797-1035

BACKGROUND INFORMATION

Application History: No deferrals have been requested

Application Request: Site plan approval

Address/Location: 4300 SW 57 Terrace/Generally located at the northeast corner of SW 57 Terrace and SW 44 Court.

Future Land Use Plan Designation: Regional Activity Center

Zoning: ENSZD, Eastside Neighborhood Special Zoning District

Existing Use: Potter Park

Proposed Use: Potter Park Gymnasium and Community Center

Parcel Size: 4.176 acres (181,901 square feet)

Surrounding Uses:

North: Mixed Residential
South: Holsum Bakery Store, 1st National Garage
East: Residential, Vacant
West: Mixed Residential, Davie Auto Salvage,
Vacant

**Surrounding Land
Use Plan Designation:**

Regional Activity Center
Regional Activity Center
Regional Activity Center
Regional Activity Center

Surrounding Zoning:

North: R-5, Low Medium Density Dwelling District
South: B-2, Community Business District
East: ENSZD, Eastside Neighborhood Special Zoning District
West: R-5, Low Medium Density Dwelling District, M-1, Light Industrial District

ZONING HISTORY

Related Zoning History: This parcel is inside the ENSZD, Eastside Neighborhood Special

Zoning District, designation that was adopted by Town Council in 1994.

Previous Request on same property: None.

APPLICATION DETAILS

Development Details:

The Applicant's SUBMISSION indicated the following:

1. *Site:* The applicant requests approval of a 4.716 acre site located at the northeast corner of SW 57 Terrace and SW 44 Court. The proposal is for a 20,245 square foot community center and gymnasium.
2. *Building:* The building will be constructed with concrete block walls, to be covered with 5/8" stucco, and kynar finished dark teal standing seam metal roof. The color scheme reflects cream walls, peach trim, and green glazed aluminum windows. The maximum height of the building is 34'7" to the top of the roof.
3. *Access and Parking:* Access to the site will be provided via SW 57 Terrace and SW 44 Court. SW 44 Court will be made one-way for eastbound traffic. 50 feet of Right-of-way for SW 43 Street and SW 44 Street will be abandoned, as well as 25 feet along SW 44 Court. 52 parking spaces are required and 58 have been provided.
4. *Landscaping:* The site plan shows 49% open space for the overall site to include the existing and proposed areas. Live Oak, Pigeon Plumb, Slash Pine, and Sabal Palms are provided along the southwest and east perimeters, with a continuous hedge of Cocoplum. Foundation plantings are provided with Fishtail Fern, Blue Iris, Gumbo Limbo, and Live Oak.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

This parcel is inside the Regional Activity Center Future Land Use Plan designation that was adopted by Town Council in 1998.

Planning Area: The subject property falls within Planning Area 8. This Planning Area is the heart of Davie and is the most diverse, characterized by older, small-scale commercial development, older single-family residential neighborhoods, and newer, large-scale multi-family residential developments that serve the rapidly growing South Florida Education Center (SFEC). It is bounded on the north by Nova Drive, south by Orange Drive, east by Florida's Turnpike, and west by University Drive. The planning area encompasses the downtown Davie Business District, where western theme architecture is required, the Davie Town Hall and Rodeo Arena, two large mobile home communities, and industrial land.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 99.

Applicable Goals, Objectives & Policies: None.

Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: Based upon the above and the finding of facts in the positive, staff recommends **approval**, of the application SP 6-3-01 subject to the following conditions prior to the issuance of a building permit:

1. Correct street name on submittal. The street labeled SW 44 Place is actually SW 44 Court.
2. At least 60 days prior to the initiation of construction activities, notice shall be sent to residences and businesses within ~~1/2-mile-radius~~ Five Hundred (500) of the exterior boundary of the property to explain that the Town is going to make Southwest 44th Court a one way street in order to construct the improved Potter Park.
3. Provide documentation to be included with future plan submittals of vacation of SW 43 Street, SW 44 Street and SW 44 Court.
4. Provide a note on the landscape plan to screen all utilities, ie back flow preventers, fpl boxes, irrigation pump with 36" shrub material.

Site Plan Committee Recommendation

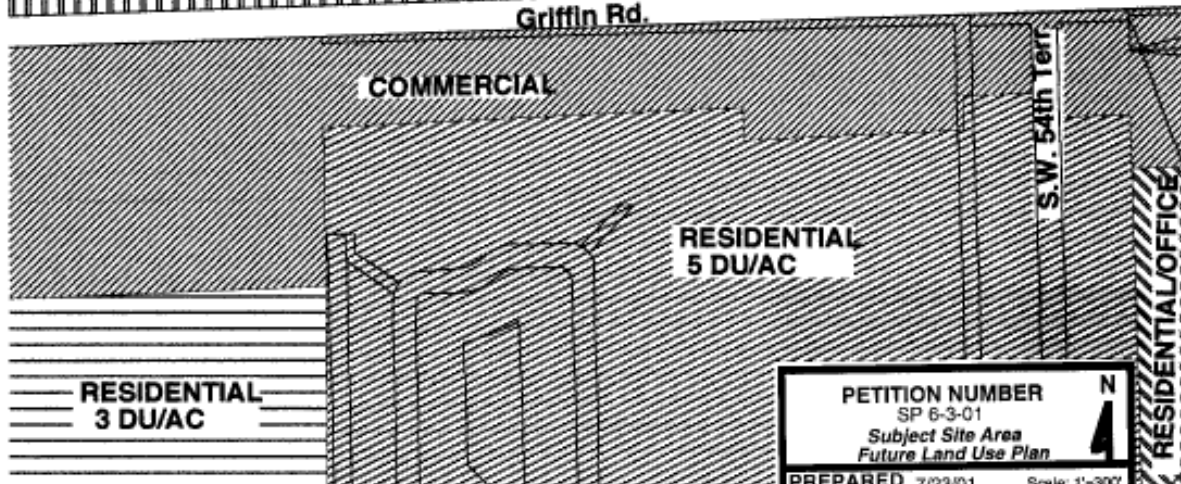
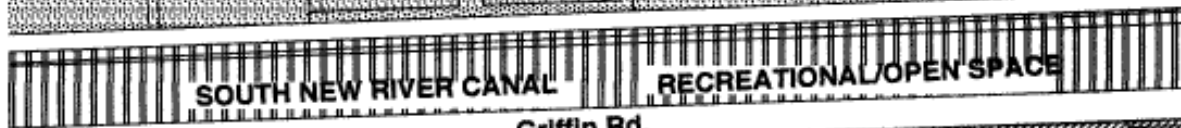
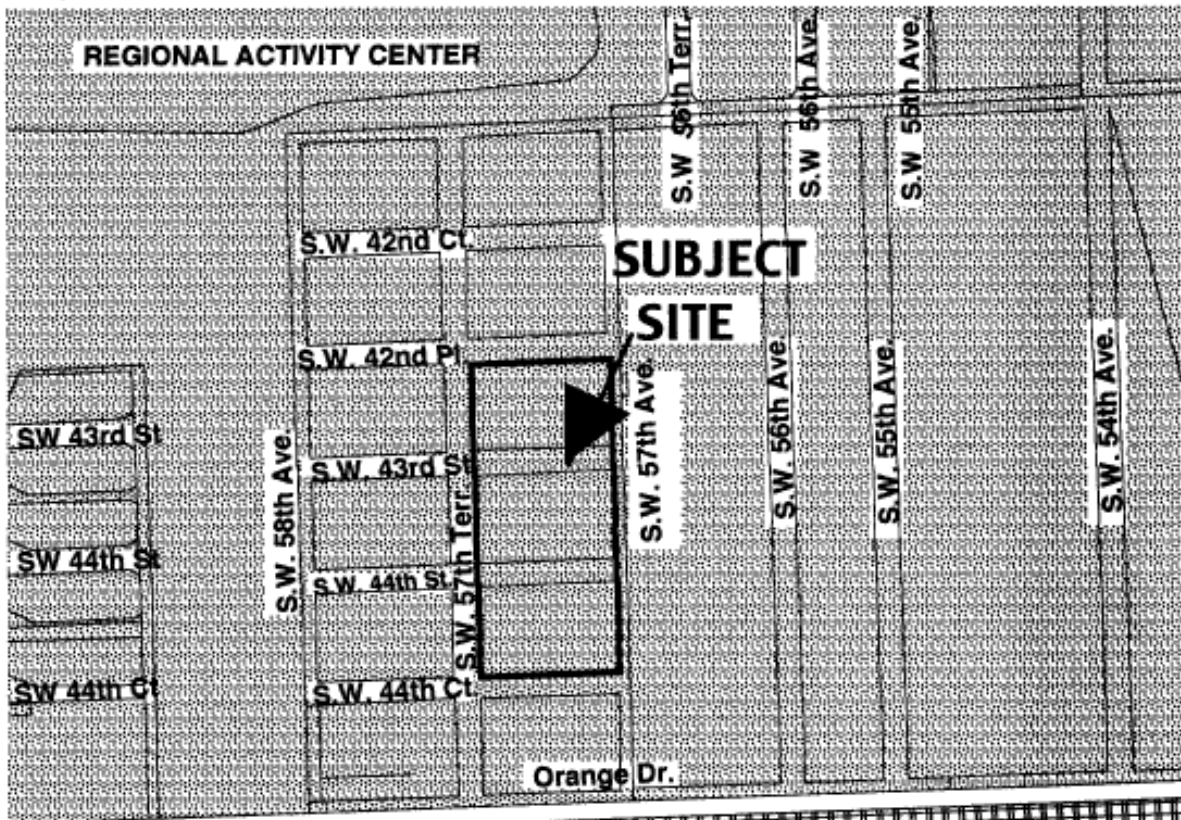
The Site Plan Committee recommended approval subject to the conditions in the planning report (Motion carried 3-0, August 7,2001, Mr. Evans and Mr. Crowely were absent).

Exhibits

1. Site plan
2. Subject Site Map
3. Land Use Map
4. Aerial

Prepared by: _____

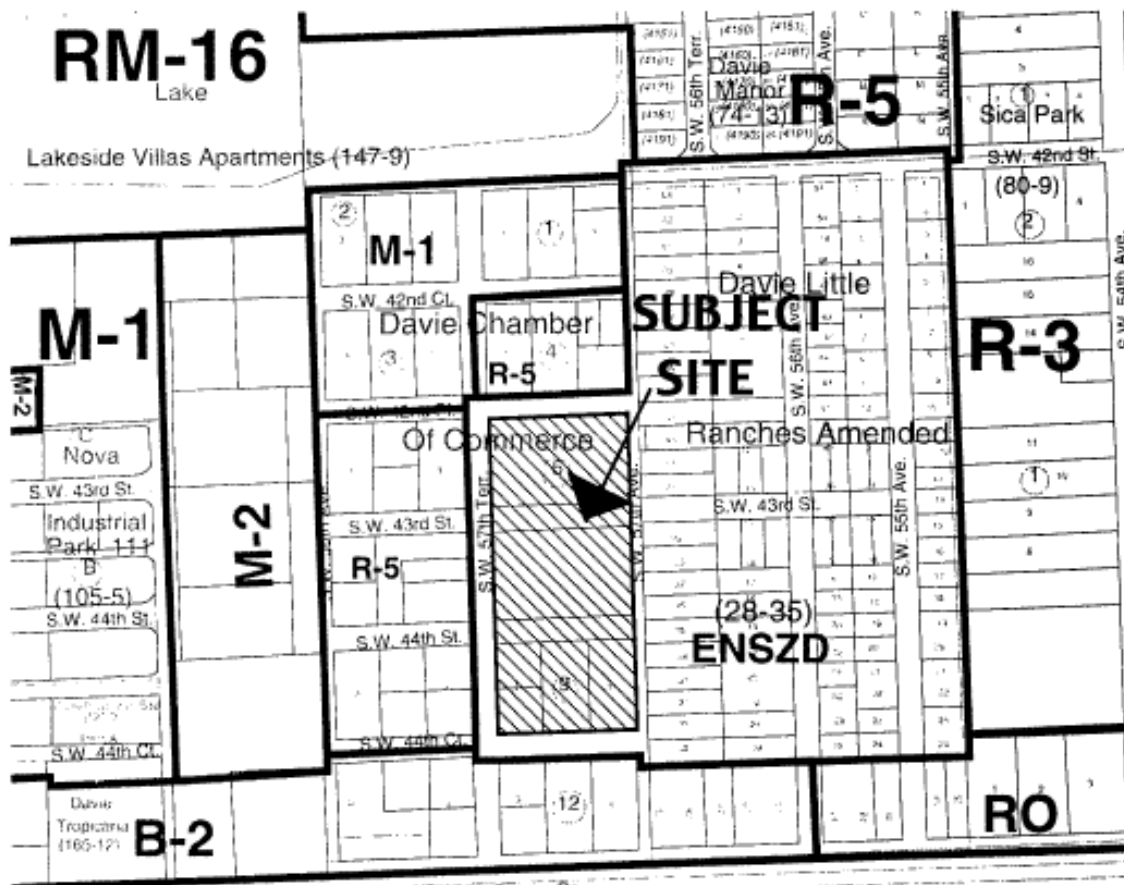
Reviewed by: _____



PETITION NUMBER	
SP 6-3-01	
Subject Site Area	
Future Land Use Plan	
PREPARED 7/23/01	Scale: 1"=300'
BY THE PLANNING & ZONING DIVISION	

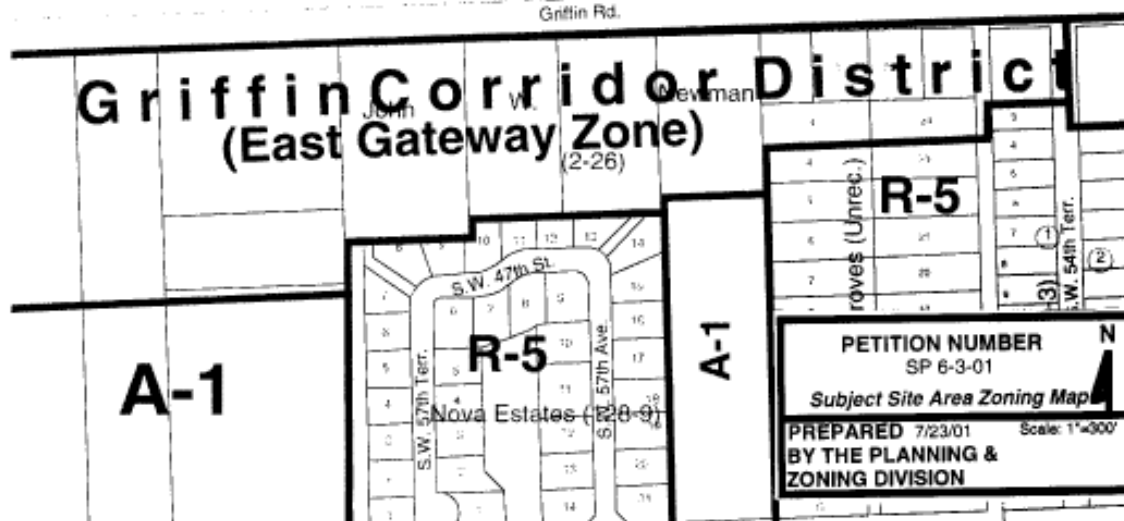
RM-16
Lake

Lakeside Villas Apartments (147-9)



SOUTH NEW RIVER CANAL

Griffin Corridor District
(East Gateway Zone)



PETITION NUMBER
SP 6-3-01
Subject Site Area Zoning Map
PREPARED 7/23/01 Scale: 1"=300'
BY THE PLANNING &
ZONING DIVISION

